

NTC 89350-KR

THIS SP.

2010-014710

Klamath County, Oregon



After recording return to:

Gregory L. Sticklen

3 Westpoint Drive

Ripley, WV 25271

12/30/2010 11:16:36 AM

Fee: \$37.00

Until a change is requested all tax statements shall be sent to the following address:

Gregory L. Sticklen

3 Westpoint Drive

Ripley, WV 25271

Escrow No. MT89350-KR

Title No. 0089350

SWD r.012910

STATUTORY WARRANTY DEED

Keith L. Sticklen and Gayle Y. Sticklen, with rights of survivorship, Grantor(s) hereby convey and warrant to Gregory L. Sticklen and Jessica Sticklen, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 7, 8, 9 and 10 in Block 21, of SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$40,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 27th day of December, 2010.

Keith L. Sticklen

Keith L. Sticklen

Gayle Y. Sticklen

Gayle Y. Sticklen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Dec. 27, 2010 by Keith L. Sticklen and Gayle Y. Sticklen.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

37 And